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November 2006

TO: Municipal ordinance drafters, planners, consultants and interested parties

SUBJECT: **MANUFACTURED HOUSING COMMUNITY MODEL  
ORDINANCE**

The attached manufactured housing community model ordinance is presented as an “approvable” ordinance for a municipality that choose to adopt it. This model is comprised in part of sections in “regular type,” which state or reference the Michigan Mobile Home Commission Act (1987 PA 96, as amended) and its associated rules. The *italicized sections* feature standards which are different from this Act and its rules, but have been approved in the past by the Michigan Manufactured Housing Commission (the Commission).

**Municipal adoption of all or part of this model would be voluntary.** The purpose of the model is to give municipalities that want a “ready-made,” approvable manufactured housing ordinance an abbreviated option for obtaining state ratification of their ordinances without following the longer regular process of formal ordinance review. This could benefit municipalities which may not have the staff, time, or resources to pursue this process. Localities could continue to submit their own proposed higher ordinance standards and written justification to the Commission for approval, as in the past, under Section 7(1) of the Mobile Home Commission Act (the Act).

The model adopts and groups by reference the Act; the Manufactured Housing Commission Rules (the Rules); the Michigan Department of Environmental Quality’s Mobile Home Park Health Standards; the U.S Department of Housing and Urban Development’s (HUD) manufactured home statute and construction and safety standards; as well as other codes regulating manufactured homes and housing communities. It is drawn from these referenced sources, as well as higher ordinance standards the Commission has routinely approved. These references are annotated for your convenient comparison, but could, at your option, be removed from the final version that appears in an ordinance. Municipalities that submitted this model would no longer have to funnel manufactured housing community ordinances through the staff, Ordinance Review Committee, and Commission “pipeline” now utilized to process ordinances which comprise higher standards than the Mobile Home Commission Act and aforementioned codes. Staff would instead present model-based ordinances to the Commission for routine passage, if they contained the language of the attached manuscript.

*Providing for Michigan’s Safety in the Built Environment*

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## MODEL ORDINANCE

November 2006

Page Two

Again, municipalities proposing higher standards than those in this document (or the Act and Rules) would *still* have to propose them to the staff and Commission for review, along with supporting written justification prepared as required by Rule R125.1120. Staff would then, as now, forward these higher standards on to the Ordinance Review Committee for recommendation and referral to the Commission for a final determination.

This model is also available for review and downloading on the Bureau's internet site and has been distributed to major industry and municipal organizations for review and distribution. Our intent in publishing this ordinance is to make it available to those to whom it may be useful as a voluntary template of manufactured housing community standards that could obtain faster-tracked review and adoption by the Commission.

Bureau staff, as before, remains available to field any inquiries you may have regarding this document or the general manufactured ordinance review process. If you have any questions about these topics, please feel free to contact the Bureau's Office of Local Government and Consumer Services, P.O. Box 30254, Lansing, Michigan 48909, (517) 241-9347.

Attachment